



CITY OF
**MOUNTLAKE
TERRACE**



Public Infrastructure Requirements

City Council Regular Meeting: July 2, 2026

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PURPOSE

- To update the MTMC to fill a gap in requirements to construct frontage improvements caused by recent middle housing changes.
 - Current MTMC exempts single-family development from frontage improvements
 - State law prohibits cities from requiring development regulations for middle housing that are more restrictive than those required for detached single-family residences (RCW 36.70A.536(1)(b)(i)), and specifically exempts accessory dwelling units from public street improvements.
 - Based on this state law change, it is proposed to eliminate this exemption for single family development.
- Help offset cost of these frontage improvements by allowing existing overhead utility lines to remain overhead outside of Town Center area.

COUNCIL GOALS

- Growing a vibrant community
- Responsible governance to ensure desired level of service

CURRENT CODE

All Developments Trigger Frontage Improvements with exemptions found in MTMC 19.95.030

Frontage Improvement Exemptions

- New construction or addition under 50% of the assessed value
- Within Town Center, interior remodels under 50% of the assessed value
- Outside Town Center, interior remodels of any value
- New construction, modification, or addition to an existing single family house
- Construction of up to 2 Accessory Dwelling Units

PROPOSED EXEMPTIONS

Frontage Improvement Exemptions

- Addition up to 800 square feet
- Interior remodels under 50% of the assessed value
- Construction of up to 2 Accessory Dwelling Units

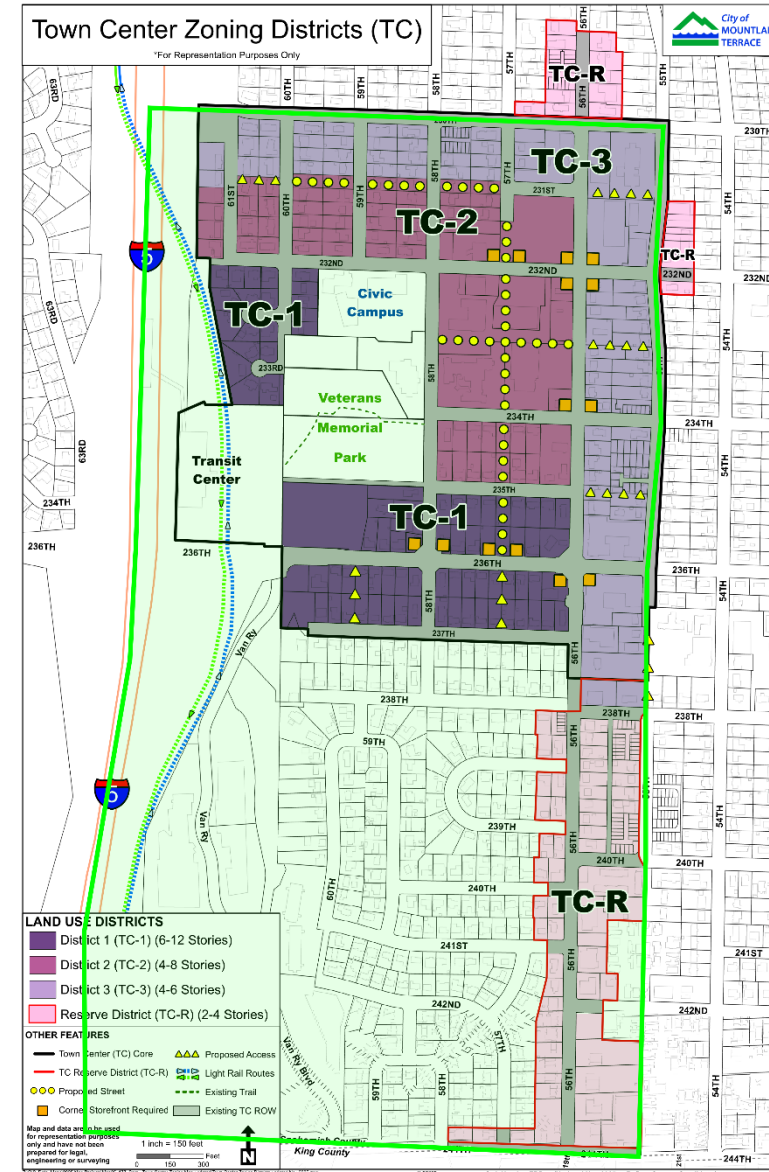
OVERHEAD UTILITY UNDERGROUNDING

Currently entire city is proposed to be undergrounded as part of City's 100 year plan

- Proposal is to only underground existing overhead utilities near Town Center
 - Between I-5 and 55th Ave W
 - Between 230th St SW and 244th St SW
- Overhead utilities outside this region may remain

PROPOSED UNDERGROUNDING MAP

Proposal is to only underground
existing overhead utilities near
Town Center as shown in green
shading



QUESTIONS & NEXT STEPS

Planning Commission Recommended Approval at Public Hearing

- June 22

City Council Action

- July 16

Thank you

